CORNER NE 36TH AVE, OCALA, FL 34479

### **SUMMARY**

### PROPERTY FOR SALE



PARCELLE	
15840-004-00	
15841-001-01	
15841-002-03	
15841-005-00	
PROJECT AREA;	
15841-004-00 - 3,98 m AC	
15841-001-01 = 3,38 ± AC	
15841-002-03 = 3,13 ± AC	
15840-005-00 = 11.63 + AC 107AL = 22.12 + AC	
10TAL - 22,12 = AC	
DENSITY; REMODERITAL ALLOWED -	
22.12 - 3.01 COPPEPCIAL - 19.11	
19.11 × 8 - 152 UNITS	
RESIDENTIAL PROVIDED - 152 UNITS	
LAND USE & ZONING:	
DESTING LAND USE: COMMERCIAL	
DESTING ZONENG: RE/82	
PROPOSED ZONENG PLID	
PRAMEA	
PROVIDED: 4.44 a AC (20% OF 22.12AC)	
HENDMUH LOT DOHENSTONS;	
MIDIN: 20	
DEPTH: 65°	
HENDMUH BUILDING SETBACKS:	
PRONT: 25"	
51D€: 20°	
REAR: 20	
UTILITY COMPANIES:	
WATER TBO	
SEWER TRO	
ELECTRIC TRO	
MOTES;	
<ol> <li>SIDEWINLKS - TO BE ALONG HE 25TH ST, NE 3 ST AND ONE SIDE OF ALL INTERNAL ROADS</li> </ol>	•
<ol> <li>PER FEMA THIS PROJECT FALLS WITHIN PLOCOCOME 'X' PER FEMA FIRM FAMEL 1208205300.</li> </ol>	
<ol> <li>20% OF PROJECT SITE WILL BE DESIGNED WIT MPLA.</li> </ol>	
<ol> <li>THIS PROJECT FALLS WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.</li> </ol>	
1. THIS PROPERTY SHALL BE HAINTAINED BY AN	ı

#### **OFFERING SUMMARY**

Sale Price: \$1,574,000

Lot Size: 3.01 Acres

Zoning: Commercial

Zoring.

Market: North Central Florida

Submarket: Ocala

Traffic Count Street: 8438

Price / SF: \$12.00

#### **PROPERTY OVERVIEW**

Great Commercial corner at traffic signal. This is a perfect location for a Gas Station and Car Wash. 36th Ave is currently in the engineering stages of being expanded to four lanes.

#### **PROPERTY HIGHLIGHTS**

- High Visibility
- Easy Access
- Traffic Light

FOR MORE INFORMATION CONTACT:



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ADDITIONAL PROPERTY AVAILABLE

PROPERTY FOR SALE



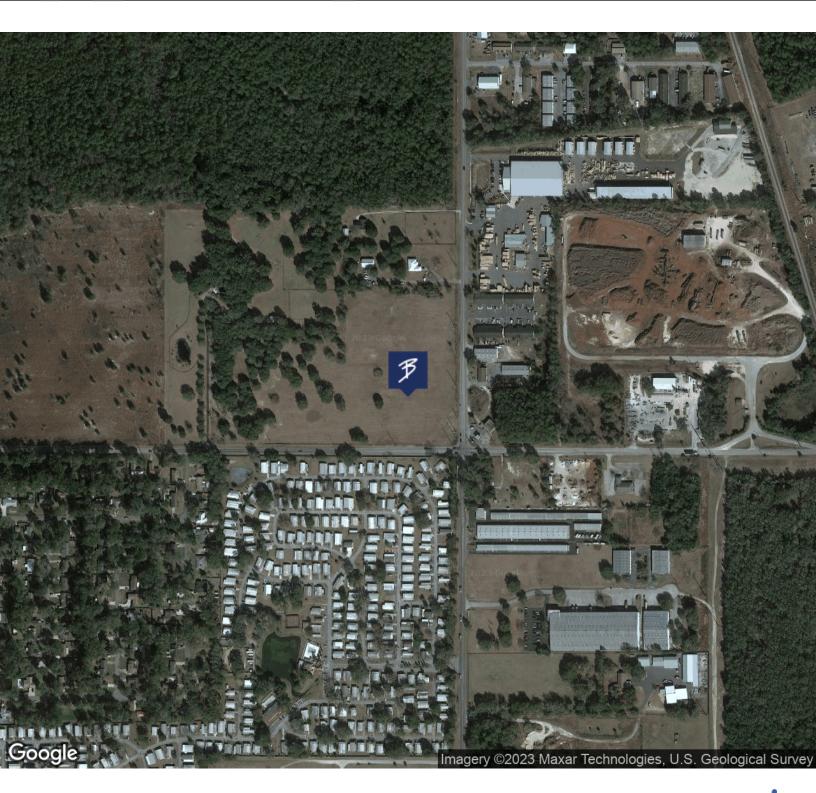
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LOCATION MAPS

PROPERTY FOR SALE



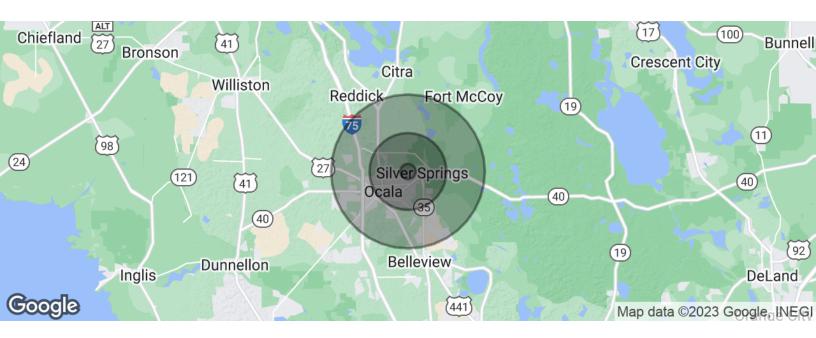
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## **DEMOGRAPHICS MAP & REPORT**

## PROPERTY FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,168	64,032	159,478
Median age	50.2	41.2	39.9
Median age (Male)	44.1	38.6	38.3
Median age (Female)	54.8	42.8	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,064	25,703	60,853
# of persons per HH	2.0	2.5	2.6
Average HH income	\$39,628	\$53,779	\$55,588
Average house value	\$157,416	\$166,402	\$220,428

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION CONTACT:

